



Astill Pine Close,  
Breaston, Derbyshire  
DE72 3BF

**£845,000 Freehold**



THIS IS A BEAUTIFUL DETACHED FAMILY HOME SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WHICH INCLUDES SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND FIVE DOUBLE BEDROOMS AND A SEPARATE STUDIO ANNEX.

Robert Ellis are pleased to be instructed to market this substantial five or even six bedroom detached property which is situated in this most sought after area within Breaston village. The property was constructed approx. 14 years ago and is part of a prestigious development of similar properties. Since being originally built the property has been extended at the rear and had the annex created above the garage and for all that is included to be appreciated, we recommend that interested parties take a full inspection so they are able to see the whole property for themselves. Breaston village has a number of local amenities including schools for younger children and shops, while Long Eaton is only a short drive away where there are schools for older children and many other shopping facilities.

Standing at the head of a drive with extensive block paved parking at the front, the property is constructed of an attractive facia brick with stone sills and lintels, all under a pitched tiled roof. The spacious accommodation derives the benefits of having gas central heating, with an underfloor heating system to the ground floor and double glazing throughout and is entered through an open porch which has wooden pillars and a pitched roof and a newly fitted composite front door. There is a spacious reception hall with oak flooring that extends across most of the ground floor living accommodation and off the hall there is a ground floor w.c. to the right hand side of the hall there is a sitting room/second lounge and on the left the main lounge area which leads through into a separate dining area, from which there are two sets of French doors leading out to the private gardens. The kitchen is exclusively fitted with light grey gloss finished units and includes several integrated appliances and off the kitchen is a utility room which has matching units to the kitchen. To the first floor the landing leads to four double bedrooms with the larger bedroom having an en-suite shower room, one of the bedrooms is currently used as a dressing room and this has quality fitted wardrobes extending along two walls, the main bathroom has been re-fitted over recent years and has tiling to three walls with acrylic panelling to a fourth wall and has a white suite with a bath and separate shower. To the second floor is the main bedroom suite which extends across the width of the property and this has a bedroom area and open plan en-suite bathroom. Outside there is the detached garage building which includes a double garage with electric roller door at the front and above the garage there is a separate bedroom annex which has a shower room en-suite with this room could have several different uses.

As previously mentioned, Breaston has a number of local shops and schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, Long Eaton is only a short drive away where there is Trent College and the Wilsthorpe Academy and many other shopping facilities including Asda, Tesco, Lidl and Aldi, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a pitched tiled roof and wooden pillars on brick bases with a newly fitted composite front door with inset opaque glazed panels leading to:

## Reception Hall

Stairs with balustrade leading to the first floor, oak flooring with underfloor heating which extends across the ground floor living accommodation, panelling to the lower parts of the walls, recessed lighting to the ceiling, manifolds for the ground floor underfloor heating system are housed in a built-in cupboard and there is a point for the vacuum cleaning system.

## Cloaks/w.c.

Having a white low flush w.c., pedestal wash hand basin with a mixer tap and tiled splashback and oak flooring with underfloor heating.

## Sitting Room

12'8 x 12'6 approx (3.86m x 3.81m approx)

Two double glazed windows with fitted blinds to the front and oak flooring with underfloor heating.

## Lounge

19'2 x 13'9 approx (5.84m x 4.19m approx)

The main lounge has a double glazed window to the front, oak flooring with underfloor heating and a TV aerial point.

## Dining Room

16'3 x 11'6 approx (4.95m x 3.51m approx)

The dining room is accessed from both the lounge and exclusively fitted kitchen and has two double opening sets of French doors with double glazed windows to sides and one having a feature double glazed panel above, oak flooring with underfloor heating, feature vaulted ceiling with recessed lighting and high level wall lights.

## Breakfast Kitchen

14'9 x 12'6 approx (4.50m x 3.81m approx)

The exclusively fitted and equipped breakfast kitchen has light grey gloss units with brushed stainless steel fittings and wood and granite work surfaces and includes a sink with a mixer tap and a Neff induction hob set in a wooden work surface which extends to two walls with cupboards, integrated Bosch dishwasher and a collecting point for the vacuum cleaner system below, double Neff oven with cupboards above and below, matching eye level wall cupboards with lighting under, housing for an American style fridge freezer with a shelved cupboard to the side and a cupboard above, central island with a granite surface having seating to one side and cupboards and drawers below, tiled walls to the work surface areas, Neff hood over the cooking area, double glazed window with a fitted blind to the rear, tiled flooring with underfloor heating that extends into the utility room, recessed lighting to the ceiling and an aerial point and power point for a wall mounted TV.

## Utility Room

7'2 x 5'9 approx (2.18m x 1.75m approx)

The utility room has matching units to the kitchen with brushed stainless steel fittings and a wooden work surface and includes a sink with a mixer tap set in the work surface with spaces for an automatic washing machine and tumble dryer and a cupboard below, matching eye level wall cupboards with the boiler housed in one of the wall cupboards, tiling to the walls by the work surface areas, tiled flooring with underfloor heating, half double glazed door leading out to the side, recessed lighting to the ceiling and programmer for the central heating system.

## First Floor Landing

The balustrade continues from the stairs onto the landing, recessed lighting to the ceiling, radiator, panelling to the lower parts of the walls, point for the vacuum cleaning system, a large hot water tank is housed in an airing/storage cupboard and there is a door from the landing leading to the stairs which take you to the second floor.

## Bedroom 2

15'1 x 12'6 approx (4.60m x 3.81m approx)

Double glazed window with feature angled double glazed panel above, radiator and a TV point.

## En-Suite

The en-suite is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap and mirror to the wall above, low flush w.c., extractor fan, ladder towel radiator, recessed lighting to the ceiling and vinyl floor covering with underfloor heating.

## Bedroom 3

12'7 x 11'2 to 8'5 approx (3.84m x 3.40m to 2.57m approx)

Double glazed window to the front, radiator and aerial and power point for a wall mounted TV.

## Bedroom 4/Dressing Room

12' x 8'6 plus wardrobes approx (3.66m x 2.59m plus wardrobes approx)

This double bedroom is currently used as a dressing room and has a double glazed window to the rear and a range of quality built-in full height wardrobes that extend to two walls and provide hanging space and shelving, radiator and an aerial and power point for a wall mounted TV.

## Bedroom 5

14'2 to 12'1 x 10'5 approx (4.32m to 3.68m x 3.18m approx)

Double glazed window with a fitted blind to the front, radiator and aerial and power point for a wall mounted TV.

## Bathroom

The luxurious bathroom has been re-fitted over recent years and has tiling to three walls with a feature acrylic panelling to one wall and includes a panelled bath with a central mixer tap, separate shower with a mains flow shower system having a rainwater shower and hand held shower, tiling to two walls and feature acrylic shower panelling to a third wall and a folding glazed door, low flush w.c. and a pedestal wash hand basin with a mixer tap, gold ladder towel radiator which matches the fittings to the sink, bath and shower, vinyl floor covering with underfloor heating, recessed lighting to the ceiling, extractor fan and an opaque double glazed window.

## Second Floor

The master bedroom suite is accessed from a flight of stairs from the first floor.

## Master Bedroom

33' x 12'8 approx (10.06m x 3.86m approx)

There is a window to the front and radiator on the lower landing area and in the bedroom the room extends across the whole with of the property and has a vaulted ceiling with recessed lighting, there are three Velux windows with fitted blinds in the bedroom area and a feature radiator.

## En-Suite Area

There is feature Italian tiling to one wall, a slipper bath with a floor mounted mixer tap, low flush w.c. mounted on an Italian tiled wall, a wall mounted hand basin with a mixer tap, feature radiator, access point to the roof space.

## Outside

At the front of the property there is a block paved driveway which extends across the front of the house and provides off road parking for several vehicles and leads to the double garage positioned to the left of the house. There is a path leading to the porch and front door with lawns to either side and there are gates to both sides of the property providing access to the rear. There is a further lawn with a slabbed patio area and pebbled beds to three sides with hedging to a fourth side, there is external lighting around this garden area and there is an ornamental cherry blossom tree.

There are three gates from the front leading to the rear of the property where the garden is West facing and has a patio and path running along the rear of the house where there is a picket fence and gate providing access down the side of the property which provides a bin storage area. The main garden is lawned with pebbled borders to three sides and is kept private by having fencing to the boundaries. To the left hand side of the property there is a private, sunny decked area which has a raised bed to the side and outside lighting, external tap, power points and EV charging point are provided on the outside of the property.

## Garage

18'2 x 17'9 approx (5.54m x 5.41m approx)

The garage has an electric roller door to the front, power and lighting is provided, there are hot and cold taps and there is the central unit for the integral vacuum system housed in the garage.

## Annex Studio

18'2 x 15'3 to 13'7 approx (5.54m x 4.65m to 4.14m approx)

The annex above the garage is accessed through a composite door to the side which takes you into a hallway, from which stairs lead to the first floor and there is a double glazed window to the front on the ground floor level.

The annex studio room is currently used as a bedroom and has a double glazed window to the front and Velux window in the vaulted ceiling, there are two radiators, point for the vacuum system, recessed lighting and a hatch to the loft.

The shower room en-suite to this annex is fully tiled and has a corner shower with a mains flow shower, tiling to two walls, curved glazed doors and protective screens, pedestal wash hand basin with a mixer tap and a low flush w.c., Velux window, recessed lighting and extractor fan to the sloping ceiling and tiled flooring.

## Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and into the village of Breaston. Turn left into Maxwell Street and at the end turn right and right again into Astill Pine Close. 8560AMMP

## Council Tax

Erewash Borough Council Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 53mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.